

# HAROLD HILL

# TO LET

**\*TO BE REFURBISHED\***

**AIR CONDITIONED QUALITY GROUND FLOOR OFFICE ACCOMMODATION**

**2,699sq.ft up to 6,141sq.ft**

**\*UP TO 17 CAR PARKING SPACES\***



**UNIT 5, REDWING COURT, HAROLD HILL, ROMFORD, ESSEX RM3 8QQ**

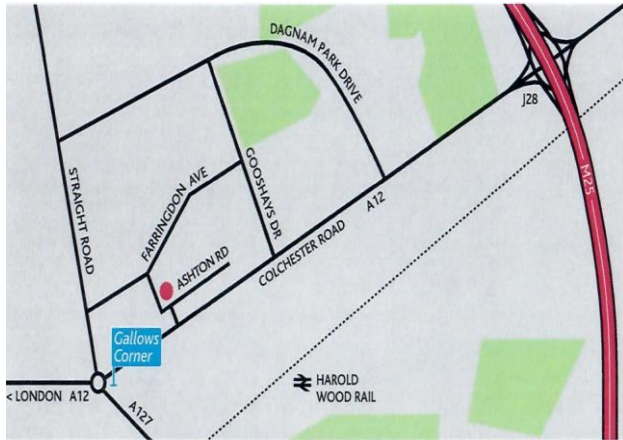


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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



## LOCATION

Redwing Court is an attractive gated and secure Business Centre within a popular and commercial location on the Harold Hill Industrial Estate having good access to the M25, Docklands and Central London.

This strategic location close to the M25 offers good rail services to Liverpool Street Station ensuring ease of access to Central London and the national motorway network link to Shenfield and Romford will be served by the East London Transit.

Redwing Court is situated on the popular Harold Hill Business Estate, with major occupiers including Syntner BMW, VW Inchcape and B&Q.



## DESCRIPTION

Redwing Court is a purpose built office scheme constructed in the mid 1980's and the subject offices are situated within unit 5, offering modern Air Conditioned Ground Floor Office accommodation with excellent on site car parking.

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The available accommodation comprises is as follows:-

2,699 sq.ft. upto 6,141sq.ft with up to 17 car parking spaces.

## Amenities/Features

- Air conditioning
- Raised Floors
- Suspended ceilings with recessed lighting
- Double Glazing
- Male and Female WC accommodation
- Gated entrance
- Car parking for up to 17 cars
- To be refurbished

## Tenure

New FRI Lease for a term to be agreed with periodic upward only rent reviews.

## Commencing Rental

£20 per sq.ft. plus Vat, rates and service charge.

## Legal Costs

To be paid by the ingoing tenant.

## GDPR

**General Regulations (GDPR) will take effect on 25 May 2018.**

**As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

## Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.**

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



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## EPC

To follow